



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE:

**MP-6**  
**24.041**

October 31, 2006

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**EATON WASH - PARCEL 193EX.3**  
**QUITCLAIM OF EASEMENT - CITY OF EL MONTE**  
**SUPERVISORIAL DISTRICT 5**  
**3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY  
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Authorize the quitclaim of easement to the underlying fee owners, Phillips-Rambeau Properties, LLC, for \$2,500.
3. Instruct the Chair to sign the enclosed Quitclaim of Easement and authorize delivery to the Grantee.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the District to quitclaim this easement in Eaton Wash, Parcel 193EX.3, to the underlying fee owner, Phillips-Rambeau Properties, LLC.

In 1940, the District acquired an easement in Eaton Wash, Parcel 193 (formerly Parcel 405), for flood control purposes. Upon completion of Eaton Wash in March 1957, Joseph Francescon and Bella Francescon, the underlying fee owners, requested to purchase said easement and paid the requested amount. On May 21, 1957, the Board declared the easement rights in Parcel 405 excess property and instructed the Chairman to execute the Quitclaim Deed. There are no further records indicating whether the Chairman signed the Quitclaim Deed.

### **Implementation of Strategic Plan Goals**

This action meets the County Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

### **FISCAL IMPACT/FINANCING**

The current owner has paid the minimum sales price of \$2,500, which has been deposited in the Flood Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The enclosed Quitclaim of Easement document has been approved by County Counsel and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

This transaction is categorically exempt from CEQA as specified in Section 15312 of State CEQA Statutes and Guidelines and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

The Honorable Board of Supervisors  
October 31, 2006  
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**CONCLUSION**

Enclosed are an original and one duplicate of the Quitclaim of Easement. Please have the original and duplicate signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original to Public Works and retain the duplicate for your files.

One adopted copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE  
Director of Public Works

CQ:psr  
P6:\BD LTR EATON WASH2

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

**DUPLICATE**

RECORDING REQUESTED BY  
AND MAIL TO:

Michael Rambeau  
Phillips-Rambeau Properties, LLC  
9660 Flair Drive, No. 498  
El Monte, CA 91731

Documentary transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

*Space Above This Line Reserved for Recorder's Use*

Assessor's Identification Number:  
8592-003-048 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By \_\_\_\_\_

## QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to PHILLIPS-RAMBEAU PROPERTIES, LLC, a California limited liability company, all its right, title, and interest in and to that certain easement for flood control purposes as acquired by Easement document recorded July 16, 1940, as Document No. 104251, of Official Records, and entered on Certificate No. A-3660, in the office of the Registrar-Recorded/County Clerk of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of Temple City, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chair, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

EATON WASH 193EX.3  
24-RW 12  
I.M. 144-257  
J.N. M0521029

By \_\_\_\_\_  
Deputy

NOTE: Acknowledgment form on reverse side.

KR:bw

P:\MPM\WORDPRO\TITLE\CONF\KR-QCEEATONWASH193EX.3.DOC

STATE OF CALIFORNIA       )  
                                      ) ss.  
COUNTY OF LOS ANGELES   )

EXHIBIT

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.


SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.,  
County Counsel

By  \_\_\_\_\_  
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division
Supervising Title Examiner
By _____

## **EXHIBIT A**

**EATON WASH 193EX.3**  
24-RW 12  
A.P.N. 8592-003-048(por.)  
T.G. 596(J5)  
I.M. 144-257  
S.D. 5  
M0521029

### **LEGAL DESCRIPTION**

**PARCEL NO. 193EX.3** (Quitclaim of easement):

The southwesterly 25.00 feet of those certain parcels of land in the Rancho San Francisquito, as shown on map recorded in Book 1, pages 31 and 32, of Patents, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 3 and PARCEL 4 in deed to PHILLIPS-RAMBEAU PROPERTIES, LLC, recorded on March 9, 2004, as Document No. 04-0557012, of Official Records, in the office of said Registrar-Recorder/County Clerk, all lying within that certain easement for flood control purposes acquired by deed filed on July 16, 1940, as Document No. 10425-I and entered on Certificate No. A-3660, in the office of said Registrar-Recorder/County Clerk.

Containing: 2,499± square feet

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(jbm: 8-28-05)